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Matrix of Required Elements	Page
(A) Organization of the Plan: Include a matrix in the land use plan or comprehensive plan that shows the location of the required elements.	i-4
(B) Community Concerns and Aspirations. The purpose of this element is to provide an understanding of the underlying planning needs and desires of the community.	2-1 to 2-4
(1) Significant existing and emerging conditions: Describe the dominant growth-related conditions that influence land use, development, water quality, and other environmental concerns in the planning area.	2-1
(2) Key issues: Describe the land use and development topics most important to the future of the planning area. At a minimum, this description shall include public access, land use compatibility, infrastructure carrying capacity, natural hazard areas, water quality, and may also include local areas of concern as described in Subparagraph (D)(2) (Land Use Plan Management Topics) of the Rule.	2-1 to 2-4
(3) A community vision: Describe the general physical appearance and form that represents the local governments plan for the future. Include objectives to be achieved by the plan and identify changes that may be needed to achieve the planning vision.	2-4
(C) Existing and Emerging Conditions. The purpose of this element is to provide a sound factual base necessary to support the land use and development policies included in the plan. Describe the following:	3-1 to 3-17
(1) Population, Housing and Economy. Include discussion of the following data and trends:	3-1 to 3-16
(a) Population:	3-2 to 3-9
(i) Permanent population growth trends using data from the two most recent decennial Censuses;	3-2
(ii) Current Permanent and Seasonal Estimates;	3-2 to 3-9
(iii) Key population characteristics;	3-2 to 3-9
(iv) Age;	3-5
(v) Income; and	3-14 – 3-15
(vi) Thirty Year Projections of Permanent and Seasonal Population in five years increments.	3-7 to 3-9; 5-33
(b) Housing stock: Estimate current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multifamily, and manufactured).	3-9 to 3-13
(c) Local economy: Describe employment by major sectors and community economic activity.	3-14 to 3-16
(2) Natural Systems. Describe the natural features and discuss the environmental conditions of the planning jurisdiction to include:	4-1
(a) Natural features	4-1
(i) Areas of Environmental Concern (AECs);	4-1 to 4-5

(ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development;	4-9
(iii) Environmental Management Commission (EMC) water quality classifications (SC, SB, SA, HQW, and ORW) and related use support designations, and Division of Marine Fisheries (DMF) shellfish growing areas and water quality conditions;	4-6 to 4-8
(iv) Flood and other natural hazards;	4-9 to 4-11
(v) Storm surge areas;	4-11 to 4-12
(vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands and freshwater marshes;	4-12 to 4-14
(vii) Water supply watersheds or wellhead protection areas;	N/A
(viii) Primary nursery areas;	4-14
(ix) Environmentally fragile areas, such as, but not limited to wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests; and	4-15
(x) Additional natural features or conditions identified by the local government.	4-15 to 4-16
(b) Environmental Conditions	
(i) Water quality:	4-6 to 4-8
(I) Status and changes of surface water quality, including impaired streams from the most recent N.C. Division of Water Resources Basin Planning Branch Reports, Clean Water Act 303 (d) List and other comparable data;	4-6 to 4-8; 4-16
(II) Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report on Sanitary Survey by the Shellfish Sanitation and Recreational Water Quality Section of the N.C. Division of Marine Fisheries;	4-6 to 4-8; 4-16
(III) Areas experiencing chronic wastewater treatment system malfunctions; and	4-7 to 4-8
(IV) Areas with water quality or public health problems related to non-point source pollution.	4-7 to 4-8
(ii) Natural hazards:	
(I) Areas subject to recurrent flooding, storm surges and high winds; and	4-9 to 4-12
(II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities.	4-4
(iii) Natural resources:	
(I) Environmentally fragile areas or areas where resource functions are being impacted as a result of development; and	4-15 to 4-16

(II) Valuable natural resource areas that are being impacted or lost as a result of incompatible development. These may include, but are not limited to the following: coastal wetlands, protected open space, and agricultural land.	4-15 to 4-16
(3) Existing Land Use and Development. Include a map and descriptions of the following:	5-1 to 5-33
(a) Existing land use patterns, which may include the following categories: Residential, commercial, industrial, institutional, public, dedicated open space, vacant, agricultural, and forestry. Land use descriptions shall include estimates of the land area allocated to each land use and characteristics of each land use category.	5-4 to 5-33
(b) Historic, cultural, and scenic areas designated by a state or federal agency or by local government.	5-31
(4) Community Facilities. Evaluate existing and planned capacity, location, and adequacy of community facilities that serve the community's existing and planned population and economic base; that protect important environmental factors such as water quality; and that guide land development in the coastal area. These shall include:	6-1 to 6-12
(a) Public and private water supply and wastewater systems. Describe existing public and private systems, including existing condition and capacity. Describe any documented overflows, bypasses, or other problems that may degrade water quality or constitute a threat to public health. Indicate future needs based on population projections. Map existing and planned service areas.	6-1 to 6-7
(b) Transportation systems. Map the existing and planned multimodal systems and port and airport facilities. Describe any highway segments deemed by the North Carolina Department of Transportation (NCDOT) as having unacceptable service levels. Describe highway facilities on the current thoroughfare plan or facilities on the current transportation improvement plan. Describe the impact of existing facilities on land use patterns.	6-8 to 6-10
(c) Stormwater systems. Describe the existing public stormwater management system. Identify existing drainage problems and water quality issues related to point-source discharges of stormwater runoff.	5-30
(D) Future Land Use. This element of the plan is intended to guide the development and use of land in a manner that achieves the goals of the CAMA through local government land use and development policies, including a future land use map.	9-1 to 9-13
(1) Policies	10-2 to 10-28
(a) Community Concerns and Aspirations and Existing and Emerging Conditions shall be considered in the development of local	2-1 to 2-2

government land use plan policies as required in 7B .0702 (b) and (c).	
(b) Policies shall be consistent with the goals of the CAMA, shall address the CRC management topics for land use plans, and comply with all state and federal rules.	2-3; 10-3 to 10-29
(c) Policies that exceed use standards and permitting requirements found in Subchapter 7H, State Guidelines for Areas of Environmental Concern, shall be identified in the plan.	10-28
(2) Land Use Plan Management Topics. The purposes of the CRC management topics are to ensure that land use plans support the goals of the CAMA, define the CRC's expectations for land use policies, and provide a basis for land use plan review and certification. In addition to the management topics outlined below, plans may also include policies to address local areas of concern. Each management topic includes two components: a management goal and planning objectives.	10-3 to 10-29
(a) Public Access:	10-15 to 10-17
(i) Management Goal: Maximize public access to the beaches and the public trust waters of the coastal region.	10-15
(ii) Planning Objectives: Policies that address access needs and opportunities with strategies to develop public access and provisions for all segments of the community, including persons with disabilities. Oceanfront communities shall establish access policies for beach areas targeted for nourishment.	10-15 to 10-17
(b) Land Use Compatibility:	10-4 to 10-15
(i) Management Goal: Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, avoids risks to public health, safety and welfare, and are consistent with the capability of the land.	10-4
(ii) Planning Objectives: Policies that characterize future land use development patterns and establish mitigation criteria and concepts to minimize conflicts.	10-4 to 10-15
(c) Infrastructure Carrying Capacity:	10-18 to 10-22
(i) Management Goal: Ensure that public infrastructure systems are appropriately sized, located, and managed so that quality and productivity of AECs and other fragile areas are protected or restored.	10-18
(ii) Planning Objectives: Policies that establish service criteria and ensure improvement minimize impacts to AECs and other fragile areas.	10-18 to 10-22

(d) Natural Hazard Areas:	10-22 to 10-25
(i) Management Goal: Conserve and maintain barrier dunes, beaches, flood plains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.	10-22
(ii) Planning Objectives: Policies that establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities, and that minimize threats to life, property, and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards.	10-22 to 10-25
(e) Water Quality:	10-25 to 10-28
(i) Management Goals: Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams and estuaries.	10-25
(ii) Planning Objectives: Policies that establish strategies and practices to prevent or control nonpoint source pollution and maintain or improve water quality.	10-25 to 10-28
(3) Future land use map. Depict the policies for growth and development, and the desired future patterns of land use and land development with consideration given to natural system constraints and infrastructure. Include designations with descriptions of land uses and development.	End of Chapter 9
(E) Tools for Managing Development. The purpose of this element is to describe the management tools and actions the local government will use to implement the land use plan.	11-1 to 11-6
(1) Guide for land use decision-making. Describe the role of the land use plan policies, including the future land use map, in local decisions regarding land use and development.	11-1 to 11-4
(2) Existing development program. Describe the community's existing development management program, including local ordinances, codes, plans, and policies.	11-5
(3) Action plan and implementation schedule. Describe the actions that will be taken by the local government to implement policies that meet the CRC's Management Topic goals and objectives. Specify the fiscal year(s) in which each action is anticipated to start and finish. Describe the specific steps the local government plans to take to implement the policies, including the adoption and amendment of local ordinances, plans, and special projects. The action plan shall be used to prepare the implementation status report for the land use plan.	10-29

EXECUTIVE SUMMARY

INTRODUCTION TO THE LAND USE PLAN PROCESS

The Town of Sunset Beach, like most coastal communities in southeastern North Carolina and northeastern South Carolina, has seen steadily increasing growth and development in its jurisdiction over the last fifteen years. This increase in development pressure has been primarily attributed to increases in coastal tourism and increases in the retiree population relocating to coastal areas. Other contributing factors include the



development of roads, highways, and bridges that make the coast more accessible to the entire population. The desire to live in and visit coastal areas has inevitably led to certain types of development and land uses that place stress on those very characteristics that make the coast a desirable place to be. Land use planning can play an integral part in avoiding or mitigating some of the negative side effects of rapid development by anticipating potential problems and establishing courses of action and management programs to handle those problems in advance.

The U.S. Congress initiated the first structured form of coastal land use planning in the country with the passage of the Coastal Zone Management Act (CZMA) in 1972. CZMA encouraged coastal states to preserve their coasts by establishing programs to manage and protect coastal resources. North Carolina passed its Coastal Area Management Act, known as CAMA, in 1974. CAMA established the Coastal Resources Commission (CRC) to guide growth and development in the 20 coastal counties. CAMA also provided a program framework for regulating development activity in coastal areas and required local land use planning in the 20 coastal counties. The required land use plan consists of policies, maps, and relevant technical data that serve as a community's blueprint for growth. Land use plans can provide guidance for both individual development projects and a broad range of policy issues at the local level.

THE FUNCTION AND UTILITY OF THE LAND USE PLAN

There are four key functions of a land use plan. First, a land use plan provides a source of information for basing public policy and governmental decisions. The planning process helps provide knowledge and understanding of the local area's population, demographics, economy, natural environment, community capacity for growth, and overall development trends. Secondly, a plan's policies provide guidance for future decision-making on public and capital investment, as well as zoning and other development regulations. The third function of a plan is to provide a preview or predictor of future government action. The

public, local government staff and developers are better informed and able to understand and predict how a government will make decisions if a plan is in place and its policies are followed. The fourth function of a plan and the on-going planning process is to provide the general public, the Planning Board, staff, and elected officials the opportunity to address and discuss issues important to the local area and to shape policies and regulations to best meet the goals of the community.

PUBLIC INVOLVEMENT

Formulating policies based on community consensus covering a wide range of issues relies on adequate public involvement. In addition to providing the public an opportunity to provide their concerns on growth and development, a land use plan is intended to inform the public on the importance of planning, the role their town government plays in managing development, the possible impacts of unmanaged development, and the utility of preserving natural resources. The Sunset Beach Planning Board acted as the Steering Committee for the 2016 Land Use Plan.

On September 30th at 1:00pm, the Town held a Visioning Session to garner input from residents in order to develop a vision statement for the future of Sunset Beach. The photo below was taken at the Visioning Session.



On April 14th, 2016 a second public input meeting was held. Both public input meetings were advertised and the public was invited to attend. Attendance during both meetings was sparse. However, a community survey was also used to solicit public input from the residents and property owners of the Town. In total, there were 914 responses to the community survey. More than 10% of the permanent resident population responded to the

survey, which is a noteworthy response rate. The survey results are provided in Chapter 8 of the Land Use Plan.

LAND USE AND DEVELOPMENT RELATED GOALS OF THE TOWN

Throughout the planning process, the Town identified several existing and emerging issues facing Sunset Beach. The Coastal Resource Commission (CRC) and the Division of Coastal Management (DCM) provide a set of goals to assist the Town in meeting the requirements of the Coastal Area Management Act (CAMA). These goals are related to five development-related Management Topics established by the CRC. Consistency with the Management Topics is essential for the proper use, development, and protection of natural and manmade resources in coastal areas. To supplement the CAMA Management Topic goals, Town goals are provided for each topic area.

PRIORITY ISSUES

- Growth Management and Regulation (e.g. Zoning)
- Stormwater Runoff Management
- Public Parking
- Environmental Protection
- Density of Development
- Open Space Preservation

PRIORITY GOALS

1. Preserve the traditional character, intensity and density of the residential areas, particularly the existing single-family neighborhoods and open areas.
2. Reduce the negative effects of stormwater runoff and flooding.
3. Enhance and better manage public parking and public access facilities.
4. Encourage senior housing opportunities and amenities for Sunset Beach residents.
5. Enhance options for walking and cycling in Town, while also ensuring that roadways and intersections are safe for non-motorized users of all ages.
6. Increase the preservation and enhancement of environmentally sensitive areas such as wetlands and Areas of Environmental Concern (AECs).
7. Ensure that redevelopment of currently developed areas are compatible with its surrounding areas, as well as other Town goals.

8. Retain the existing low profile (i.e. building height) of the community.
9. Preserve the current use of lands with existing golf course facilities (i.e. those areas encompassing and needed for the traditional playing of professional and/or championship level golf), and discourage future residential infill development of those areas.

DEFINITIONS OF ACTION AND DESCRIPTIVE WORDS USED IN POLICIES

The following is a list of definitions for the ‘action-words’ used in the Town’s policy statements. This list is used to help in clarifying a policy’s meaning and intent.

Consider: Implies permission to pursue a course of action or implies that a course of action is probable and likely.

Continue: Follow past and present procedures to maintain desired goal, usually with Town staff involved at all levels from planning to implementation.

Create: Bring about the desired goal, usually with Town staff and Planning Board involved at all levels from planning to implementation. This could include financial support by the Town.

Discourage: Inhibit an undesired course or action through Town regulation, staff recommendation and decisions.

Encourage: Foster the desired goal through Town regulation, staff recommendation and decisions.

Enhance: Improve current regulations and decisions towards a desired state through the use of policies and Town staff at all levels of planning. This could include financial support by the Town.

Ensure: To make certain or sure an action is implemented, usually with Town staff involvement. Financial support by the Town should be provided if needed.

Identify: Catalog and confirm resource or desired item(s) through the use of Town staff and actions.

Implement: Actions to guide the accomplishment of the Plan recommendations.

Maintain: Keep in good condition the desired state of affairs through the use of Town regulations and practices by staff. Financial support by the Town should be provided if needed.

May: Implies permission to pursue a course of action or implies that a course of action is probable and likely. While “may” leaves room for flexibility for a range of choices, it does not imply a “may” or “may not” status as used in policy statements.

Prevent: Stop described event through the use of appropriate Town regulations, staff actions, Planning Board actions, and Town finances, if needed.

Promote: Advance the desired state through the use of Town policies and codes and Planning Board and staff activity at all levels of planning. This could include financial support by the Town.

Protect: Guard against a deterioration of the desired state through the use of Town policies and regulations, staff, and, if needed, financial support by the Town.

Provide: Take the lead role in supplying the needed financial and staff support to achieve the desired goal. The Town is typically involved in all aspects from planning to implementation to maintenance.

Shall: An obligation to carry out a course of action.

Should: An officially adopted course or method of action intended to be followed to implement the community Goals. Though not as mandatory as "shall", it is still an obligatory course of action unless clear reasons can be identified that an exception is warranted.

Support: Supply the needed staff support, policies, and financial assistance at all levels to achieve the desired goal.

Sustain: Uphold the current state through Town policies, decisions, financial resources, and staff action.

Work: Cooperate and act in a manner through the use of Town staff actions, and policies to create the desired goal.

POLICY SECTION INTRODUCTION AND POLICY STATEMENTS

The Town has established a set of land use and development related policies to act as guidelines to be followed during any official decision making process of the Town. The Town policies also provide citizens, property owners, and developers with a predictability of official actions. Town policies in this Plan were established based on the Town's Vision Statement, community survey results, the identification of needs and issues facing the community, and the analysis of trends in local demographics, environmental conditions, existing land uses, and availability of community facilities.

For simplification in the organization and presentation of Town policies, all policies have been separated by their subject matter into five general Management Topic area categories that relate to each policy's respective subject matter. The Management Topic area categories used in this Plan include; 1) Land Use Compatibility; 2) Public Access; 3) Infrastructure Carrying Capacity; 4) Natural Hazard Areas; and 5) Water Quality. It should be noted that these topic areas are developed as part of the Division of Coastal Management's 7B Land Use Planning Guidelines.

IMPORTANT NOTE: Any official land use or development related decisions made by the Town after the adoption of this Land Use Plan are expected to be consistent with both the policy statements in Chapter 10 and the Future Land Use Classification Map and Future Land Use Classification Guidelines in Chapter 9. Any official Town decisions that are inconsistent with the policy statements, Future Land Use Classification Map and Future Land Use Classification Area Development Standards Table must follow Policy #27, and if substantially inconsistent, may require a Land Use Plan amendment.

Policy 27 States:

27. Land Use and Development Decisions Consistent with the Land Use Plan

Any official Town land use and development related actions (e.g. re-zonings, text amendments, special use permits, stormwater rules, etc.) shall remain consistent with the policies adopted in the Land Use Plan and any other applicable plan. Any Town actions that are inconsistent with such plans shall require a statement from the Town body approving such decisions, as to why those decisions are necessary and in the community's interest, and how any negative impacts will be mitigated.

MANAGEMENT TOPIC: LAND USE COMPATIBILITY

CAMA Land Use Compatibility Goal:

"Ensure that development and use of resources or preservation of land balances protection of natural resources and fragile areas with economic development, avoids risks to public health and welfare, and are consistent with the capability of the land."

Town Land Use Compatibility Goals:

- Maintain and enhance quality of life (i.e. Town's environmental health, aesthetics, amenities, and property values).
- Preserve the traditional character, intensity and density of the residential areas, particularly the existing single-family neighborhoods and open areas.
- Ensure that redevelopment of currently developed areas are compatible with its surrounding areas, as well as other Town goals.
- Maintain and enhance proactive management of all new development and redevelopment regarding intensity (i.e. building height, lot coverage and bulk) and density (i.e. units per acre).
- Retain the existing low profile (i.e. building height) of the community.
- Preserve the current use on those lands with existing golf course facilities, and discourage future residential infill development of those areas. "Existing golf course facilities" means those areas encompassing and needed for the traditional playing of professional and/or championship level golf.

- Develop (and redevelop) as a primarily residential community, with limitations on the location and scale of commercial growth.
- Encourage high quality mixed-use development in appropriate areas as a way to increase efficiency of land use and lessen the need for using automobiles for travel within Town.
- Increase the preservation and enhancement of environmentally sensitive areas such as wetlands and Areas of Environmental Concern (AECs).
- Encourage senior housing opportunities and amenities for Sunset Beach residents.
- Encourage commercial developers to construct assisted living and nursing home facilities that would also attract retail businesses such as medical supply and equipment businesses and medical professionals.
- Encourage reduced parking requirements for non-residential development locating on the island.
- Support efforts to develop a Community Center and a new Public Works Facility.
- Preserve tree canopy within the Bonaparte Landing Maritime Forest Significant Natural Heritage Area (SNHA).

OBJECTIVES AND BACKGROUND DISCUSSION

The policies listed below represent the Town's strategy for managing growth and development. The policies provide guidance on setting criteria for development density, types of appropriate land uses and structures, and the management of the CAMA Areas of Environmental Concern (AECs). The Town of Sunset Beach has stated in its Vision Statement, goals and other sections of this Land Use Plan that its intent is to be proactive in managing growth and development in order to maintain its high quality of life and Town character as a comparatively small-scale residential and resort community. For the purposes of this Plan, small-scale means maintaining a uniform height for structures (i.e. a maximum of 35 to 50 feet depending on the type and location of the structure), and limiting the density and intensity of multi-family and commercial developments.

Cross-Reference Note to Land Use Compatibility Policy Statements: Chapter 9 provides details relating to the Town's guidelines for future development and redevelopment in the various distinct areas of the planning jurisdiction. Those guidelines include density, intensity, and appropriate land use types. Chapter 9 is to be used in conjunction with the Land Use Compatibility Policy Statements.

LAND USE COMPATIBILITY POLICY STATEMENTS

1. Areas of Environmental Concern

- a) The Town will support and enforce through its CAMA minor permitting capacity the state policies and permitted uses in Areas of Environmental Concern (AECs). Such uses shall be in accord with the general use standards for coastal wetlands,

estuarine waters, estuarine shorelines, ocean hazard areas, and public trust areas as stated in 15A NCAC Subchapter 7H.

- b) The Town supports the major and general permitting process as implemented by the North Carolina Division of Coastal Management.

2. Coastal Wetlands

- a) The Town strongly supports the designation and preservation of all remaining coastal wetlands and freshwater marshes.
- b) It shall be the policy of Sunset Beach to restrict land uses in coastal wetlands and freshwater marshes to those that ensure wetland conservation and which do not affect their delicate balance.
- c) Sunset Beach shall permit water dependent uses in coastal wetlands such as docks, boat ramps, piers, utility easements, and culverts, consistent with the definition and use standards of 15 NCAC 7H. Each proposed use will be evaluated for water dependency. Unacceptable land uses in coastal wetlands may include, but would not be limited to, restaurants, businesses, residences, apartments, motels, hotels, floating structures, private roads, and parking lots. In some instances, it may be necessary and in the public interest for public roads to transverse wetland areas. Where this is absolutely necessary, state and Federal regulations may allow such with certain safeguards and/or mitigation measures.

3. Estuarine Waters

- a) Sunset Beach shall promote the conservation and quality of estuarine waters. Appropriate uses may include simple access channels, structures which prevent erosion, navigational channels, boat docks, and piers which are consistent with 15 NCAC 7H.
- b) The development of boat launching and docking facilities shall be supported as a means of providing public water access provided that their development shall not adversely impact estuarine resources or Public Trust Areas.
- c) Floating homes shall be banned in order to protect our estuarine and Public Trust Areas.
- d) The Town will support those projects which will increase the productivity of the estuary such as oyster reseedling or dredging projects which will increase the flushing actions of tidal movements in Jinks and Blane Creeks, and any other creeks or waterbodies which may have the potential for shellfish harvesting.

4. Estuarine Shorelines

- a) Within the Estuarine Shoreline Area, the Town of Sunset Beach believes that certain developed uses should only be permitted which are consistent with

CAMA's 15 NCAC 7H and as further defined by the Town's building, development and stormwater ordinances, and which satisfy the following requirements:

- i. Natural barriers to erosion are not weakened or eliminated;
 - ii. Development does not interfere with present public access;
 - iii. The amount of runoff is unchanged;
 - iv. No substantial or prolonged pollution is generated which would degrade surface water;
 - v. Standards of the North Carolina Sedimentation and Erosion Control Act are upheld, and;
 - vi. The construction of impervious surfaces and areas not allowing natural drainage is limited to that necessary for development, and stormwater management provisions of the Town Ordinances are upheld.
- b) Development of estuarine system islands is not supported by the Town.

5. Ocean Hazard Areas

- a) Generally, all land uses in the area classified under the Oceans Hazards category which are the ocean erodible, high hazard flood, and inlet hazard area for Sunset Beach shall be consistent with the requirements of existing state, Federal and local regulations, and the Sunset Beach Unified Development Ordinance (UDO), the Town's requirements for the National Flood Insurance Program, and the Town's building set back line.
- b) Suitable land uses in ocean hazard areas are generally those which eliminate unreasonable danger of life and property, and which achieves a balance between the financial, safety, and social factors involved in hazard area development.
- c) Residential and recreational land uses and parking lots for beach access are also acceptable types of uses in ocean hazards areas provided that:
 - i. No alteration or relocation of any sand dune, or part thereof, or any natural vegetation will be permitted, without the express written permission of the Town Council within the area described as follows: being that portion of the beach section lying south of a line; the line being 125 feet south and parallel with the southern right-of-way of Main Street, and the line extending to the easternmost and westernmost extremities of the corporate limits of the town;
 - ii. For all oceanfront residential structures, the allowable buildable lot area shall be measured from a line abutting Main Street heading oceanward a maximum of 150 feet and that no structure shall be allowed beyond 125 feet south and parallel with the southern right-of-way of Main Street as provided in 5. c) i above;
 - iii. Development does not involve the removal or relocation of frontal dune sand or vegetation thereon;

- iv. Manufactured homes are not allowed within the high hazard flood areas on the island and on the mainland must conform to Federal flood insurance regulations and standards established in the North Carolina Building Code;
 - v. Development is consistent with minimum lot sizes and setback requirements established by local regulations; and
 - vi. Development provides means and methods to mitigate or minimize adverse impacts of the project on the environment and protect the habitat of threatened and endangered plant and animal species.
- d) Development of growth-inducing public facilities such as sewers, water lines, public roads, bridges, and erosion control measures shall only be permitted in the cases where:
- i. National and state interest and public benefits are clearly the overriding factor;
 - ii. Facilities would not exacerbate existing hazards or damage natural barriers;
 - iii. Facilities would be reasonably safe from flood and erosion related damage; and
 - iv. Development will not create undue interference with the legal rights to public access and the use of such areas.
- e) Development of growth-inducing public facilities such as sewers, water lines, public roads, and public bridges shall not be permitted in designated Coastal Barrier Resources Act (CBRA) areas such as Bird Island.
- f) Sunset Beach continues to support comprehensive shoreline management such as the Corps of Engineers beach renourishment projects as the preferred control measure to combat oceanfront erosion. The Town is opposed to the use of hardened structures and terminal groins as a means of erosion control.
- g) When existing dunes are added to, as a means of beach renoursihment or pushing of sand, this shall be accomplished in a manner which minimizes damage to existing vegetation and which establishes one continuous dune line. Any areas filled will be replanted immediately or stabilized temporarily until planting can be successfully completed.
- h) Prior to the issuance of any permit for development in the Ocean Hazard AEC, there should be written acknowledgement from the applicant that they are aware of the risks associated in that area and whether participation in the National Flood Insurance Program is possible.

6. Areas that Contain Remnant Species

Areas that contain remnant species will be classified as Conservation. All development plans for areas that contain remnant species will be carefully reviewed prior to the issuance of development permits in order to protect the habitat.

7. Prime Wildlife Habitat Areas

The prime wildlife habitat areas in the Sunset Beach planning area are currently classified as Areas of Environmental Concern. The Town will continue to protect its prime wildlife habitats by enforcing the CAMA major and minor permitting program.

8. Protection of Wetlands

The Town of Sunset Beach supports the preservation of wetlands through the enforcement of Federal 404 regulations under the Army Corps of Engineers.

9. Maritime Forests and Tree Cover

- a) The Town encourages efforts to preserve tree cover in new development and redevelopment. The use of native plant species is strongly encouraged.
- b) The Town shall consider establishing a Bonaparte Landing Maritime Forest Overlay District to increase restrictions for tree removal.

10. Constraints to Development

- a) Development may take place in areas with limitations for building foundations only if corrective measures for stabilizing foundations are incorporated into the building design, and strictly adhere to the Flood Damage Prevention Ordinance and stormwater regulations.
- b) All new construction and substantial improvements in the 100-year flood zones must comply strictly to the Town's Flood Damage Prevention Ordinance with 1 foot freeboard above the BFE which has been adopted in conjunction with Sunset Beach's participation in the National Flood Insurance Program.

11. Upland Excavation for Marinas

Upland excavation for marinas will not be allowed.

12. Installation of Bulkheads, Groins and Seawalls

Bulkhead installation, groins, or seawalls must be built in compliance with CAMA's 7H and other state guidelines. Maintenance and replacement of existing bulkheads will be permitted. The Town is opposed to the use of hardened structures and terminal groins as a means of erosion control.

13. Residential and Commercial Land Development on Any Natural Resource

The land use controls of Sunset Beach are and will continue to be written and enforced to ensure that proper and adequate measures are incorporated into the design, construction, and operation of residential and commercial development so that any substantial negative impact to the unique coastal ecosystem is minimized.

14. Types of Development to Be Encouraged

- a) Sunset Beach desires that all development be designed and placed so as to be compatible with its existing coastal town and residential character.
- b) All new development will adhere to the Town's building and development regulations and to the density requirements set forth in the Unified Development Ordinance (UDO). The UDO shall support the existing growth patterns which limit height and density.
- c) To protect the community from adverse development and growth, the Town staff and policy makers will consider these factors when reviewing development plans:
 - i. The suitability of land to accommodate the use;
 - ii. The capacity of the environment;
 - iii. The compatibility of land use with the goals and objectives of the Town;
 - iv. The density of the development and the proposed height of the structures;
 - v. The capacity of community services in regard to the increasing demands imposed by permanent and seasonal residents;
 - vi. The impact of the development upon Areas of Environmental Concern and other special and sensitive areas, as reflected in the policies of the Resource Protection and Resource Production Management.

15. Types of Urban Growth Patterns Desired

The Town shall support an orderly growth pattern which reinforces the community's existing coastal residential and commercial areas and protects the environment.

16. Types, Density, and Location of Anticipated Residential Development

The Town encourages both the development and preservation of a variety of housing types to meet the needs and desires of current and future citizens. To meet those needs and desires, the Town will administer the following policies:

Building Height Standards on the Island and Mainland

- a) The Town shall retain a 35-foot height limitation for residential, commercial and institutional structures on the island.
- b) As specified by the current UDO, the building height on the mainland will predominantly be 35-feet with the exception of 50-foot buildings with supplemental regulations.
- c) No structure on the mainland shall be allowed to exceed 50 feet in height. This restriction includes any and all uses and building types currently allowed in the Town.

Protection of Single-family Areas

- d) The Town shall maintain areas exclusively for conventional single-family dwellings for the growing population on the island and the mainland.
- e) The Town shall retain and maintain the predominantly single-family residential character of the island. Conversion of single-family homes to duplexes will be restricted to the residential lots in the existing BR-1 and BB-1 Zoning Districts.

Multi-Family Areas

- f) The Town shall allow multi-family development in designated and appropriate areas within the golf course oriented developments and as permitted in the MR-3, MB-1, and BB-1 commercial districts and outlined/described in the Future Land Use Classification Map and Guidelines chapter.
- g) The Town shall require that all multi-family developments be approved through the Special Use permit process outlined in the in the Unified Development Ordinance (UDO).

Manufactured Housing Areas

- h) The Town shall provide areas for manufactured housing development in the MH1 and MH2 zoning districts.
- i) Any redevelopment of existing manufactured housing areas located outside of the MH1 and MH2 districts shall only be allowed to develop as single-family detached housing. Manufactured housing shall continue to be an allowable housing use in these pre-existing areas.

17. Potential For Transition of Golf Course Land to Residential Use

The Town shall not support the transition of lands currently utilized as golf course field of play to development of any type. The only permitted uses shall be preserved open space, active and passive recreation uses, nature trails, and other uses compatible with recreational open space. Rezone lands currently located in the golf course field of play to the RI-1 Recreational-Institutional District or similar.

18. Types of Commercial and Institutional Development Desired

The Town plans to enhance and promote quality commercial development through the following:

- a) Intense commercial development beyond that necessary to serve seasonal and year-round population will not be encouraged. There is currently a sufficient amount of land zoned for commercial development in the Town planning jurisdiction and surrounding county jurisdiction to meet the projected needs of the seasonal and year-round population.
- b) The Town will continue to enforce its current development ordinances and local building permit process in order to achieve a desired balance between

- commercial and residential development. Adequate buffering between residential and commercial development will be required. Requests for additional mixed-use zoning will be carefully evaluated in terms of the needs of the community for such development.
- c) The Town will encourage commercial development to locate in designated commercial nodes in order to avoid strip commercial development and traffic congestion. The designated commercial node on the island is the BB-1 district bordering Sunset Boulevard, and on the mainland, the major commercial node is the MUD commercial district at the North Carolina 904 and North Carolina 179 business intersection.
 - d) Commercial/mixed-use development is discouraged in the BB-1 district where such a use would front upon 1st and 27th Streets thus impacting single-family residential uses.
 - e) Identify creative options for allowing temporary outdoor seating on the ground floor of new construction (café and restaurant uses) within the Special Flood Hazard Area (SFHA).
 - f) With the exception of places of worship, institutional use in Sunset Beach is now limited to those government and utility sites necessary to provide adequate services to the Town and its planning jurisdiction. It is desired that this land use pattern be maintained, and that the Town encourage land use compatibility between any future institutional development with neighboring residential and/or commercial development.
 - g) The Town should consider establishment of architectural design guidelines in targeted locations for all non-residential and multi-family developments that address façade design, massing, materials, colors, and roof treatments.
 - h) The Town will consider establishing reduced parking requirements for non-residential uses in the BB-1 zoning district.
 - i) The Town will identify land within the planning jurisdiction that is suitable for a Community Center and a new Public Works facility.

19. Desired Landscape and Urban Forest

The Town will encourage the preservation of natural resources including existing tree canopies. The Town recognizes the importance of trees and other existing vegetation to its quality of life, including reducing the amount of urban runoff and protecting water quality by helping filter contaminants from stormwater runoff, and policy to protect mature trees and native vegetation and to reforest and landscape where appropriate. The appearance of non-residential and multi-family development will be enhanced by the enforcement of stricter landscaping regulations to maintain the existing residential, retirement and small-scale resort characteristic of the community:

- a) Multi-family residential development (four or more units) shall adhere to the landscape requirements pertaining to non-residential development.
- b) Non-residential landscaping requirements should be revised to require one canopy/shade tree for every 30 linear feet of road frontage. Understory trees (trees that do not conflict with overhead utilities) may be substituted in areas underneath overhead utilities or exterior lighting fixtures.
- c) Vehicular surface areas should be landscaped such that canopy trees provide maximum shade coverage and that a minimum of 10% of the gross paved area is landscaped. Landscaped medians should be provided to separate parking spaces along a row of parking containing more than 15 parking spaces into groups of no more than ten spaces. Such medians should provide a walkway for pedestrians where possible.
- d) The Town's plant list should be amended to identify canopy/shade trees appropriate for installation in vehicular surface area islands and along roadways.
- e) The Town supports the preservation of the existing tree and vegetative cover in the community and its enhancement through the planting of additional trees and vegetation.
- f) The Town encourages the use of native plant species.

20. Redevelopment of Developed Areas

Provided the activities below are consistent with other Town policies regarding density, hazard mitigation, and environmental protection, the Town supports the following:

- a) Redevelopment may be permitted as long as the activity complies with the spirit and intent of existing regulatory requirements, meaning proposed redevelopment activities which would require substantial changes to existing regulations shall be discouraged.
- b) Town policy is to encourage and allow redevelopment of previously developed areas, which may also include the relocation of endangered structures.
- c) Sunset Beach supports replacement of aging structures as a positive reuse of land resources which enhances the Town as a whole.
- d) It is the Town's policy that density allowances for redevelopment conform to existing Town building and zoning regulations. Requests for increases in zoning density is discouraged.
- e) Discourage redevelopment of land located within the Conservation Reserve zoning district, consider revising existing permitted uses, minimum lot size, and subsequent non-conforming standards

21. Types and Location of Industry Desired

"Industry" in the traditional manufacturing/processing/production sense will not be allowed in the Sunset Beach planning jurisdiction.

22. Productive Agricultural Lands, Commercial Forest Lands, Existing and Potential Mineral Production Areas

Mineral production and extraction activities of any kind shall not be permitted within the Sunset Beach planning jurisdiction.

23. Energy Facility Siting and Development

The Sunset Beach planning area is not a suitable location for electric generating plants. The Town of Sunset Beach discourages offshore wind farms and offshore continental drilling for gas and oil. Moreover, the location of support facilities for offshore drilling and wind farms at Sunset Beach would be inappropriate and is strongly discouraged.

24. Swimming Pools on the Island

Swimming pools shall not be allowed on the south side (ocean-side) of Main Street on the island.

25. Private Clubhouse and Private Community Center Uses

Private clubhouses and community centers on the mainland shall only be allowed if located within the development that they are intended to serve.

26. Density of Future Multi-family Developments

To assist in protecting its existing community character, scale and infrastructure capabilities, Town policy shall be to reduce the currently allowed density for multi-family structures below a gross of 21.7 units per acre.

27. Land Use and Development Decisions Consistent with the Land Use Plan

Any official Town land use and development related actions (e.g. re-zonings, text amendments, special use permits, stormwater rules, etc.) must provide a statement of consistency in regards to the policies and/or future land use map contained within this land use plan. The statement must provide specific clarification as to why the action was consistent or inconsistent with the policies and/or future land use map.

28. Land Use Plan

- a) The Town shall initiate review of the goals, policies, and contents of this plan every two years. Such review will be conducted by the Planning Board one year following adoption. An informal presentation and report of the accomplishments completed as a result of the land use plan will be delivered to the Town Council by the Planning Board Chairman.
- b) The Town shall prepare an implementation status report for the Division of Coastal Management every two years. The status report should detail actions completed according to Table 10.1 in this Chapter.
- c) The Town shall update the Land Use Plan every 5-7 years to address changing dynamics, population growth, economic development, and housing needs.

MANAGEMENT TOPIC: PUBLIC ACCESS

CAMA Public Access Goal:

“Maximize public access to the beaches and the public trust waters of the coastal region.”

Town Public Access Goals:

- Recognize and prepare for land acquisition opportunities to enhance or expand the Town’s public access facilities.
- Be prepared to conduct on-going beach preservation planning activities to secure beach nourishment funding and to meet public access site provision requirements for funding.
- Ensure that adequate open space and/or recreational areas, including public trust areas, are provided for and enhanced to serve the growing population.
- Enhance and better manage public parking and public access facilities.
- Develop use guidelines for the Town Park.

OBJECTIVES AND BACKGROUND DISCUSSION

The Town intends to proactively manage/regulate activities and impacts in the public trust areas (i.e. public waters, beach and marsh) within its planning jurisdiction. The policy statements below represent the Town’s guiding principles in its future management of the public trust areas within its planning jurisdiction. The Town has 33 existing public beach access sites along the approximately 2.3 miles of oceanfront beach in the Town Limits. That is an average of a public access site every 368 feet. There is one regional beach access site in Sunset Beach located near the Pier. Regional sites are designated by having 25+ parking spaces, and having additional facilities like restrooms, picnic tables and showers. The regional access Site in Sunset Beach is handicapped accessible and has 52 Town parking spaces with additional pay-parking available at the pier. There are two restrooms at this site, but no picnic tables. The remaining 32 public access sites on the island are considered

local sites used primarily as dune crossovers and have limited, if any, on-site parking or other facilities. See Map 6.4 for more information.

The Town plans to retain its ratio of access sites, with enhancements and expansion of access site facilities possible as funding becomes available.

Demand for parking on the island has increased due to construction of the high-rise bridge, continuing population growth in Brunswick County, and the popularity of Sunset Beach as day-tripper destination. There are approximately 574 parking spaces (414 public + 160 paid) available on the island. As reported in the community survey, parking was identified as the most significant transportation issue facing Sunset Beach. Mainland property owners are often unable to locate parking spots, while island residents are frustrated by parking traffic congestion caused by those in search of spots and conflicts that arise from visitors that may block or impede access to mailboxes and driveways. No formal plan is currently in place to handle the increase in parking demands. Such a plan should identify peak season demand, parking options for mainland property owners, paid vs unpaid parking pros and cons, and provide solutions for combating frustrations experienced during the summer months.

PUBLIC ACCESS POLICY STATEMENTS

29. Public Trust Areas

- a) In the absence of overriding public benefit, any use which significantly interferes with the public right of navigation or other public trust rights which apply in the area shall not be allowed.
- b) Projects which would directly block or impair navigational channels, increase shoreline erosion, deposit spoils below mean high tide causing adverse water circulation patterns, directly cause a violation in water quality standards, or cause degradation of open shellfish waters shall not be allowed.
- c) For the Town of Sunset Beach, a navigational channel will be defined as any water channel which is passable by high tide. Permanent obstruction of these navigational channels will not be allowed. Improvements such as bridges and docks must be built to allow boating access according to State regulations.
- d) Uses allowed in Public Trust Areas shall be in accordance NC GS 15A NCAC 7H.0208 (a) and (b) and shall not be detrimental to the public trust rights and the physical functions of the estuary. Examples of such uses include the navigational channels or drainage ditches, the use of bulkheads to prevent erosion, building of piers or docks.

30. Support for Coastal and Estuarine Beach Access

- a) The Town of Sunset Beach is committed to the public having access to the beach, shore or other public trust land and waters, provided that such means do not conflict with the rights of residents for the use and enjoyment of their property.
- b) The Town will review, evaluate, and improve existing ocean and estuarine waterway access for people with disabilities.
- c) The Town will provide public beach access and parking that meet the US Army Corps of Engineer standard for participation in beach renouishment projects.

31. Support for State and Federal Access Programs

Sunset Beach supports the utilization of state and Federal, as well as local resources, to develop additional access areas.

32. Preservation of Existing Public Access Sites

The Town shall not approve any development activity that would cause an existing public access site to become permanently unusable without adequate and immediate replacement with an equal and similarly located public access site.

33. Public Parking

The Town shall develop a comprehensive parking plan to identify peak season demand, parking options for mainland property owners, paid vs unpaid parking pros and cons, and provide solutions for combating frustrations experienced during the summer months.

34. Support for Shuttle Service to Public Access Sites

The Town supports the utilization of private shuttle services to transport mainland residents and guests to public beach access sites.

35. Estuarine Access

The Town shall pursue options for increasing estuarine access particularly for small watercrafts such as canoes and kayaks.

36. Sunset Beach Town Park

The Town shall develop usage guidelines for the Town Park that provide details regarding the applicable activities and events that may be held at the park.

MANAGEMENT TOPIC: INFRASTRUCTURE

CAMA Infrastructure Goal:

“Ensure that public infrastructure systems are appropriately sized, located, and managed so the quality and productivity of areas of environmental concern and other fragile areas are protected or restored.”

Town Infrastructure Goals:

- Maintain and enhance quality of life (i.e. Town’s environmental health, aesthetics, amenities, and property values).
- In conjunction with Brunswick County and the Department of Transportation, alleviate traffic congestion on local streets and thoroughfares by managing the number, design standard, and location of driveway access points for commercial, subdivision or other large developments.
- In conjunction with Brunswick County, continue to require new construction be connected to the sewer system for the purpose of mitigating the environmental and human health risks to the jurisdiction.
- In conjunction with Brunswick County, ensure a safe and sufficient supply of water for both potable and firefighting uses.
- Increase Town participation and contribution in Regional Growth Management (e.g. County Transportation Systems, Potable Water System, Sewer System, Stormwater Management and Environmental Management).
- Encourage and facilitate alternatives to traditional vehicular traffic to reach public access sites and other destinations in Town (i.e. bicycle and pedestrian interconnectivity, and public or private shuttle services).
- Increase bicycle and pedestrian interconnectivity and accessibility.
- Enhance options for walking and cycling in Town, while also ensuring that roadways and intersections are safe for non-motorized users of all ages.
- Establish seasonal traffic count figures at key locations.

OBJECTIVES AND BACKGROUND DISCUSSION

Sunset Beach can be characterized as a steadily growing but relatively small-scale residential/resort community. The Town’s commercial activity primarily serves local year-round residents, seasonal residents, and tourists. The Town discourages large-scale or big-box commercial development which would be intended to serve regional populations. The Town’s overall growth management policy is to maintain its existing mix of residential types, densities and intensity, and to strictly limit any future residential redevelopment above existing densities. In the case of future multi-family development, while many multi-

family developments have been built well under the current maximum allowable density, the Town plans to reduce its maximum density allowed for multi-family to minimize the pace, scope, and costs of needed infrastructure expansion. This will require further understanding of the precise density desired and a goal for such. The Town's infrastructure-related policies listed below are consistent with its approach to overall growth management and preservation of quality of life.

INFRASTRUCTURE POLICY STATEMENTS

37. Development Encouraged to Use DOT's Access Management and Recommended Design Standards

The Town supports the principles of Access Management and encourages the use of the recommended street and driveway design standards found in the North Carolina Department of Transportation's "Policy on Street and Driveway Access".

38. Access Management for Commercial, Multi-family, and Mixed-use Developments

The Town encourages abutting multi-family, mixed-use, and/or commercial developments to reduce driveway access points connecting to main roads by utilizing shared (joint-access) driveways or creating internal (marginal) accessways to service traffic moving among those types of highly trafficked developments.

39. Access Management for Residential Developments

The Town shall continue to enforce its current design standards regarding street access for residential subdivisions of the Subdivision Ordinance, which include standards for the provision of marginal accessways, minimum lot sizes on frontages of major collectors, and/or the prohibition of access to major collectors by individual private driveways.

40. Support for Corridor Development Standards of Highway 904

The Town supports the Corridor Development Standards in the Brunswick County Unified Development Ordinance for Highway 904 from its intersection with Highway 17 to the Town's planning jurisdiction border.

41. Seasonal Traffic Counts

The Town should partner with the Grand Strand Area Transportation Study (GSATS) to develop seasonal traffic counts on an annual basis at one or more key locations to better estimate demand for parking and the number of day-trippers visiting the island.

42. Support for Grand Strand Area Transportation Study (GSATS) 2035 Long Range Transportation Plan

The Town supports the following projects identified in the GSATS 2035 Long Range Transportation Plan:

- a) NC 904: Widen to a multi-lane facility from US 17 to NC 179 (Beach Drive). Widen to 4-Lane with median and sidewalk.
- b) NC 179: Widen to a multi-lane facility from NC 904 (Seaside Road) to Beach Drive (179B). Widen to 4-Lane with median and sidewalk.
- c) NC 179 BUS: Widen to a multi-lane facility from NC 904 (Seaside Road) to the Sunset Blvd Bridge. Widen to 4-Lane with median.
- d) Sunset Blvd North/Shoreline Dr. West/Beach Drive SW: Multi-use path (greenway) from Seaside Road (SR 1162) to Old Georgetown Rd.

43. Support for a cross-Town Road

The Town supports the establishment of a cross-Town road to increase the number of routes available for citizens and potential evacuees.

44. Special Needs Transportation

The Town will evaluate the needs of its senior and special needs residents, as appropriate; to examine options for them to gain access to transportation for essential needs such as medical appointments and shopping.

45. Encouraged Street Design Within Major Developments

In addition to the minimum requirements for subdivision street design outlined in Chapter 98 of the Town Code of Ordinances:

- a) The Town encourages planned residential developments, mixed-use developments and other applicable subdivision developments to implement street designs that maximize:
 - i. Bike and pedestrian accessibility and safety (i.e. sidewalks, bike lane, crosswalks, etc.); and
 - ii. Interconnectivity with existing local streets, bike, and pedestrian pathways, as well as any abutting commercial and recreational areas.
- b) In the provision of sidewalks, bike lanes, and roundabouts, and where uncontrolled stormwater runoff may be increased by such infrastructure, the Town encourages:
 - i. The use of permeable (pervious) materials as approved by the North Carolina Division of Water Resources or limiting sidewalks to one side of the street to minimize impervious surfaces; and,
 - ii. The design of these features should utilize Best Management Practices (BMPs) similar to those outlined in the Brunswick County Low Impact Development (LID) standards to collect stormwater runoff from the street surface.

46. Bike and Pedestrian Interconnectivity

- a) The Town supports and shall pursue efforts to increase bike and pedestrian pathways connecting commercial areas with residential areas, as well as connecting the mainland areas with the island and beach access sites.
- b) The Town will provide bike racks at all municipal buildings, some public beach accesses and parks and recreation facilities.
- c) The Town favors reduced vehicular parking ratios in favor of increased bicycle parking accommodations.

47. Bike and Pedestrian Plan Update

- a) The Town may update its Bike and Pedestrian Plan to identify potential funding for improvements, increase public awareness of the planned pathway, and take advantage of the interconnectivity offered by the new bridge between the mainland and island. The Town supports and will seek coordination with adjacent municipalities and the County on maximizing regional bike path interconnectivity, as well as identifying cost-sharing opportunities (i.e. East Coast Greenway project).
- b) The Town shall pursue grant funds to complete an official NCDOT Comprehensive Bicycle and/or Pedestrian Transportation Plan. Grant applications are typically due November/December of each year. A 10% local cash match is required.
- c) The Town shall consider partnering with Brunswick County to implement the recommendations of the county's 2016 Greenway and Blueway Plan.

48. Unpaved Public Streets

Town policy is not to pave or otherwise improve any unpaved street or alley unless petitioned by a majority of the property owners who represent a majority of the linear feet of frontage on the street proposed to be improved. Costs for initial road pavement are to be the responsibility of residents.

49. Resurfacing Improvements

Whenever it is necessary to resurface, fill potholes or repair cracks or other defects on any public street due to normal traffic use, the Town shall undertake the resurfacing as funds are appropriated.

50. Crosswalks

The Town will consider increasing aesthetically appropriate crosswalks and signals to accommodate and facilitate additional bike and pedestrian accessibility in Town.

51. Mandatory Sewer System Connection

The Town shall require all existing development with on- and/or off-site wastewater systems in the Sunset Beach planning jurisdiction, as well as any future developments, to connect to the Brunswick County sewer system when in proximity to an existing or proposed wastewater line.

52. Ownership and Operation of Sewer System

The Town will not own or operate any portion of the planned sewer system within its planning jurisdiction. Residents, business owners and other system users in the Sunset Beach Planning jurisdiction will be retail customers of the Brunswick County Public Utilities sewer system.

53. Sewer System Designed to Limit “Induced Development Impacts”

The Town encourages other municipalities and customers of County public utilities to establish design capacity thresholds for planned sewer systems in their jurisdictions, as is Sunset Beach policy, to better maintain carrying capacity and ensure quality service to existing residents, business owners and other current users.

54. Ownership and Operation of Water System

The Town will not own or operate any portion of the water system within its planning jurisdiction. Residents, business owners and other system users in the Sunset Beach Planning jurisdiction will be retail customers of the Brunswick County Public Utilities water system.

55. On-going Coordination With Brunswick County Public Utilities

The Town shall continue coordination with Brunswick County to ensure that a County public utilities capital improvement program is continually updated and adequately funded. In the absence of adequate capital improvements timing or funding, Town policy is to insist County water and sewer systems have adequate capacity to provide a quality service to existing Town customers as a first priority, before committing to new growth and development.

MANAGEMENT TOPIC: NATURAL HAZARD AREAS

CAMA Natural Hazard Areas Goal:

“Conserve and maintain barrier dunes, beaches, flood plains, coastal wetlands, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.”

Town Natural Hazard Areas Goals:

- Reduce the erosion and flooding danger to property and human health by managing density and structure setbacks in high hazard areas such as inlets and oceanfront beach and dune areas.
- Reduce flooding and water quality impacts associated with uncontrolled stormwater runoff.
- Reduce property damage from wind.
- Maintain and improve the Town’s Community Rating System (CRS).

OBJECTIVES AND BACKGROUND DISCUSSION

The jurisdiction of Sunset Beach contains both a barrier island and “mainland” or upland areas. Given the location and elevation of barrier islands, that portion of the planning jurisdiction is at particular risk to flooding, storm surge, and wind damage. Sunset Beach is a participating community in the National Flood Insurance Program (NFIP) and enforces a Flood Damage Prevention Ordinance through its Building Inspections Department. The Flood Prevention Ordinance was adopted in the Spring of 2006 after completion of the North Carolina Floodplain Mapping Program for the Lumber River Basin. According to historical NFIP claims data from 1978 to 2015, Sunset Beach has one of the lowest damage claim and damage payout levels for all North Carolina communities with a beach strand.

However, the Town’s location along the coast of North Carolina make it susceptible to flooding, wind, and hurricane damage. Steps to improve the Town’s resiliency to coastal storm damage should continue to be encouraged.

The policy statements below represent the Town’s guiding principles in its future management and pursuit of mitigating the impacts of natural hazards.

NATURAL HAZARD AREA POLICY STATEMENTS

56. Hazard Mitigation Plan

The Town shall refer to the Southeast Regional Hazard Mitigation Plan for policy guidance and recommendations on any Town restructuring, reorganizing, or development of any programs regarding the provision of emergency services, emergency services preparedness, emergency command procedure, public awareness, or evacuation procedures.

57. Sea-level Rise

The Town of Sunset Beach will closely monitor research on sea level rise and its effects on coastal areas. It is the policy of the Town to consider any State or Federal

policies prior to issuing specific statements regarding sea level rise and restriction of development in potentially susceptible locations. Specifically, development within areas up to 5 feet above sea level may be prone to sea level rise and wetland loss. The Town will respond to this issue through implementation of Coastal Area Management regulations applicable to development within Areas of Environmental Concern.

58. Beach Erosion

In addition to implementing its policy regarding oceanfront setbacks [See Policy 5], the Town supports regular beach nourishment as the most practical means of balancing the public's interest in the beach shoreline with the protection of private property investments. In the absence of nourishment project opportunities, the Town's next policy of choice is for the relocation of threatened structures. The Town is opposed to the use of hardened structures and terminal groins as a means of erosion control.

59. Beach & Dune Stabilization

The Town supports dune re-vegetation and the installation of sand and rope fencing. Adequate spacing should be provided for nesting sea turtles.

60. High Winds

Sunset Beach supports enforcement of the NC State Building Code. The Town will continue to enforce the State Building Code for construction on barrier islands with the minimum design standards to resist wind loads.

61. Flooding Mitigation

Sunset Beach shall remain an active participant in the National Flood Insurance Program (NFIP) and is supportive of its hazard mitigation elements. Sunset Beach shall continue to enforce a Flood Damage Prevention Ordinance in accordance with the NFIP, including a one-foot free board requirement. Sunset Beach also supports continued enforcement of the CAMA and 404 wetlands development permit processes in areas potentially susceptible to flooding.

62. Wave Action and Shoreline Erosion

Sunset Beach supports the CAMA development setbacks for estuarine shoreline areas and the required development standards which encourage both sustainable shoreline stabilization and facilitation of proper drainage.

63. Development in Hazardous Areas

The Town of Sunset Beach shall continue to discourage high-density uses, and large structures as defined in the CAMA standards, from being constructed within the 100-

year floodplain, erosion- prone areas, and other locations susceptible to hurricane and flooding hazards.

64. Public Acquisition of Hazardous Areas

The Town of Sunset Beach shall consider purchasing parcels located in hazard areas or rendered unbuildable by storms or other events, for the purpose of public water access and/or conservation of open space.

65. Reduction of Yard and Construction Debris

The Town of Sunset Beach shall continue regulations requiring property owners to remove yard debris and other loose materials, as well as requiring construction contractors to secure unattached building materials to minimize the potential of damaging surrounding properties during a high-wind storm event.

66. Community Rating System (CRS)

- a) The Town of Sunset Beach shall continue to focus on implementation of strategies outlined on Table 6-5 of the Southeast Regional Hazard Mitigation Plan that will improve its Community Rating System.
- b) The Town shall continue to maintain its Community Rating System (7), while taking steps to further enhance the rating to reduce Flood Insurance Premiums and to create a community that is more resilient to coastal flood damage and storms.
- c) The Town will seek to educate those applying for building permits regarding the benefits of exceeding the minimum standards. For example, increased freeboard may result in reduced flood insurance premiums on an annual basis.

MANAGEMENT TOPIC: WATER QUALITY

CAMA Water Quality Goal:

“Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.”

Town Water Quality Goals:

- Preserve, conserve, and/or otherwise protect valuable and beneficial natural resources (in particular surface water and wetlands).
- In conjunction with Brunswick County, establish and maintain an adequate and effective stormwater management system and program.

- Evaluate, and if appropriate, incorporate Low Impact Development (LID) management practices into Town ordinances and programs.
- Reduce the negative effects of stormwater runoff and flooding.
- In conjunction with Brunswick County or adjacent municipalities, restore impaired waters such that they meet the NC Division of Water Resources water quality classifications for their highest and best use.
- Reduce stormwater runoff volumes as an effective technique for enhancing water quality.
- In conjunction with Brunswick County or adjacent municipalities, develop a Watershed Restoration Plan.

OBJECTIVES AND BACKGROUND DISCUSSION

As discussed in the report and analysis sections of the, a primary goal of the Town of Sunset Beach is to preserve, conserve, and/or otherwise protect valuable and beneficial natural resources. Policy in the Town's 2010 CAMA Land Use Plan states that the Town supports the preservation of water quality in its estuarine and public trust waters. Town policy is also to work with the North Carolina Division of Water Resources to identify and reduce or eliminate the sources of pollution to area surface waters. The Town of Sunset Beach, in conjunction with Brunswick County, has begun or will undertake certain activities that should address some of the contributing factors to the surface water quality problems in the jurisdiction. Those activities include:

- Requiring stormwater runoff controls and vegetative buffer and/or Best Management Practice (BMP) standards for new developments and redevelopments.
- Providing education and outreach to homeowners on the effects of stormwater runoff and how to prevent/minimize discharging pollutants on their property (i.e. resource guides on the Town website, and public workshops).

WATER QUALITY POLICY STATEMENTS

67. Stormwater Program

- a) The Town shall continue to participate in an interlocal agreement with Brunswick County for the implementation and administration of County stormwater regulations by County staff within the Sunset Beach planning jurisdiction. The Town shall be responsible for implementing legal proceedings for violations of the stormwater regulations within its planning jurisdiction.
- b) The Town supports the continuance of provisions in the Brunswick County stormwater regulations which exceed state minimum requirements. Those provisions include requiring stormwater management rules for all non-residential development regardless of site size, and rules for any development activity which uses more than four inches of fill on the site.

- c) The Town shall continue to update its stormwater ordinances to remain consistent with changes in the County stormwater ordinance.
- d) The Town shall retain the option of adopting additional local stormwater related standards if it is deemed necessary to further protect surface water quality.

68. Erosion and Sediment Control

- a) The Town shall continue, at a minimum, to require the Erosion and Sedimentation Control standards for construction activities found in the North Carolina Sedimentation Pollution Control Act, as amended, and enforced by the North Carolina DEQ, Land Quality Section.
- b) If Brunswick County implements erosion and soil standards for construction activities that exceed the minimum requirements of the North Carolina Sedimentation and Erosion Control Act the Town may adopt the County rules.

69. Exceeding Minimum Standards Related to Water Quality Rules

- a) The Town encourages development in both the construction phase (i.e. erosion and sedimentation control) and post-construction phase (i.e. stormwater control) to utilize practices in excess of what is minimally required under state, Federal and/or local standards in order to maximize protection of local surface water quality.
- b) To offer tangible encouragement of such development practices mentioned above, the Town in coordination with any interlocal agreement partner (Brunswick County) should study the feasibility of implementing an incentive program (such as a fast-track review and permitting process and/or waiving or reducing fees).
- c) If minimum state, Federal or local standards are demonstrated to be ineffective in furthering the goal of protecting local surface water quality, and if new development fails to respond to any incentives implemented to encourage exceeding minimum standards, the Town in coordination with any applicable interlocal agreement partners shall consider increasing the existing minimum standards required.

70. Low Impact Development (LID)

- a) The Town supports Low Impact Development practices implemented in the adjacent Lockwood's Folly watershed and other similar coastal watersheds. Such LID practices may include retaining/infiltrating most of the runoff on-site, maximizing the use of permeable pavements, reducing the amount of impervious

coverage, and clustering housing to allow a profitable development density while maximizing open space.

- b) Key to LID practicality and effectiveness, Town policy shall be to first seek to establish coordination and interlocal agreement among local governments with jurisdiction over land development affecting the local watershed to both support and implement LID standards in their jurisdictions.

71. Retrofitting of Existing Stormwater Drainage Systems

- a) The Town supports the retrofit, or elimination (where complete detention or infiltration is feasible), of Town-owned outfalls that are not able to treat stormwater runoff during targeted storm events. Those outfalls which carry runoff from existing development, including roads, through conveyances that may not adequately handle the removal of pollutants during certain storm events shall receive prioritization for retrofit. Testing of outfalls may be necessary to identify pollutant load, runoff volume and appropriate retrofits.
- b) Where complete retrofit or elimination of certain outfalls is not feasible, the Town and Brunswick County shall encourage and publicize private property practices that are intended to reduce stormwater volume and pollutant load entering the Town's stormwater drainage system.
- c) If the retrofit or elimination of certain outfalls is deemed feasible, the Town shall pursue funding from the Clean Water Management Trust Fund, other water quality improvement funding sources, or any other appropriate funding source to implement and utilize new technology and/or install vegetated systems to provide greater infiltration, filtration, retention and/or detention of runoff from existing development.

72. Reduce Stormwater Runoff Volumes

- a) Establish a percent reduction goal in overall stormwater runoff volume. For example, the Town will reduce stormwater runoff volumes by 10% by 2025.
- b) Develop a Stormwater Management Master Plan with a principle focus on reduction of stormwater runoff volumes.

73. Develop a Watershed Restoration Plan

- a) Establish partnerships with Brunswick County and adjacent municipalities (if necessary) to develop a Watershed Restoration Plan
- b) Pursue grant funds to assist in developing a Watershed Restoration Plan. Pursuant to Section 205(j)/604(b) of the Clean Water Act, the Division of Water Resources will award grant funds to Regional Commissions and Councils of Government for to

carry out water quality management and planning projects, including, but not limited to:

- i. Identifying most cost effective and locally acceptable facility and non-point source measures to meet and maintain water quality standards;
 - ii. Developing an implementation plan to obtain state and local financial and regulatory commitments to implement measures developed to meet water quality standards; and
 - iii. Determining the nature, extent, and cause of water quality problems in various areas of the state.
- c) Ensure that the Watershed Restoration Plan contains the nine minimum elements required to receive EPA Section 319 funds for implementation of capital improvements projects.

CONCLUSION

This Comprehensive Land Use Plan contains the adopted goals and policies for the Town of Sunset Beach, which are to be implemented and followed over the next five to ten year planning period and beyond if an update is not conducted within 10 years. The intent of the goals and policies detailed in this plan are to be carried out in good faith by current and future elected officials and Town staff. Any public decisions by Town officials regarding growth and development (e.g. rezonings, land use related ordinance revisions, special use permits, capital improvement projects, public grants, etc.) are to remain consistent with the policies, goals, and objectives in this plan. To allow flexibility if circumstances or community preferences change, the Comprehensive Land Use Plan can be updated or amended.